

CHARTER TOWNSHIP OF UNION

Planning Commission

Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on September 16, 2014 at the Township Hall.

Meeting was called to order at 7:04 p.m.

Roll Call

Present: LaBelle, Primeau, McGuirk, Jankens, Squatrito, Fuller, Henley, Shingles, Mielke

Others Present

Woody Woodruff, Zoning Administrator

Approval of Minutes

Henley moved and **McGuirk** supported the approval of the August 19, 2014 meeting minutes as presented. **Ayes: All. Motion carried.**

Correspondence – None

Approval of Agenda

Fuller moved and **McGuirk** supported approval of the agenda as presented. **Ayes: All. Motion carried.**

Public Comment – None

New Business –

1. SPR 1797 – Site Plan Review: Holiday Inn located at 5260 E. Pickard Road

Mr. James Guler of Lapham Associates and Mr. Toufik Bentahar of Starbest Construction presented plans for a proposed 5-story, 130 room hotel and restaurant, to include a shared parking agreement with Art Van, and storm water detention pond.

Discussion was held on the special use permit required for the storm water detention pond, and variances necessary for the project.

The shared parking agreement with Art Van was also discussed. Mr. Woodruff requested a written copy of the agreement be provided for the file.

The plan also requires a platted alley be properly abandoned/vacated. The commissioners also discussed proper screening for the detention pond and the northeast corner of the property and the need for a request/waiver for sidewalks for that portion of the project.

The board also discussed the right in/right out entrance, and the problems with west bound traffic access. They requested the applicant request permission from MDOT to make it a full in/out entrance.

Henley moved and **Mielke** supported preliminary approval of SPR 1797 with the following conditions. **Ayes: All. Motion carried.**

- Vacate the public alley through circuit court
- Obtain variances as required
- Obtain special use permit for the detention pond
- Comply with all Mt. Pleasant Fire Department requirements
- Approval of the Storm Plan
- Approval of the Well Head Protection Plan
- Supply Zoning Department with written copy of shared use parking agreement
- Submit request for waiver of sidewalks (northeast portion)

2. OTH 1558 – Sign Ordinance: Recommended Text

Mr. Woodruff presented the first draft of the revised sign ordinance. The sign committee will review the draft, consult with the contractor and bring back the recommendations to the full board in October for review.

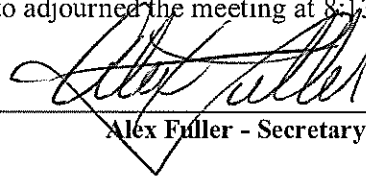
Other Business

Mr. Woodruff announced his retirement scheduled for October 8, 2014.

Extended Public Comment – None

Adjournment – Chairman Squattrito adjourned the meeting at 8:13 p.m.

APPROVED BY:



Alex Fuller - Secretary

(Recorded by Angela Schofield)